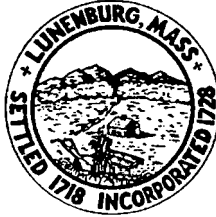


LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes
November 9, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

238 Fire Road 16: Attorney Peter Knox, representing property owner J&A Realty Trust requested Board determination as to whether or not the pre-existing, non-conforming lot (Map 136, Parcel 43) is a buildable lot. The Board needed to determine if Fire Road 16 provides critical/vital access. Both the Land Use Director and the Building/Zoning Official felt that the lot would support a single dwelling. Fire Road 16 is an existing road utilized by the residents to access their properties. M. Allison voiced concern that if the owner of abutting Parcel 44, consisting of 6 acres \pm , chose to develop his/her property, without the residents of Fire Road 16 having an easement across Map 136, Parcel 44, the owner could deny access to properties on Fire Road 16. M. Allison and G. Bittner also had concerns with the owner of #238 deciding to build more than one dwelling. A. Burney responded that by the Board making a determination of adequate access for only one house, the applicant would be required to file an ANR Plan with the Board if any additional dwelling was desired. Before making a determination, some Board members noted they wanted clarification on the right of way and easements. Thomas Vitone, property owner of 213 Fire Road 16 noted to the Board that the properties on Fire Road 16 pay Lunenburg taxes, opined that all but one house was seasonal, and the road is maintained, e.g., snow plowing, by volunteers. Motion made, M. Allison, to seek legal counsel and fire department input before making a determination, Second, G. Bittner. G. Bittner, aye; D. Prokowiew, aye; M. Allison, aye; D. McQuaid, Nay. K. Chenis recused from both the discussion and vote as having a possible financial interest. Determination continued to December 14, 6:35 PM.

PUBLIC HEARING: Highfield Village (cont'd)- Jamie Rheault, Whitman & Bingham Associates, representing the applicant, noted correspondence from Blatman, Bobrowski, Mead & Talerman, requesting the Hearing Continuation scheduled for tonight be continued to December 28, 2015. Whitman & Bingham will revise the plans based on review of David E. Ross Associates (DER) with the intent of submitting revised plans for DER review in the beginning of December. The Board felt that if the hearing was continued to December 28th, there could be a lack of public participation. Motion, K. Chenis to continue the Hearing to January 11, 2016, Second, M. Allison, all aye.

Minutes Approval: All minutes signed.

9/28/15- Motion, D. Prokowiew, Second, G. Bittner

9/28/15, 339 Electric Avenue- Motion, D. Prokowiew, Second, G. Bittner

9/28/15, 274 Prospect Street- Motion, G. Bittner, Second, D. Prokowiew

10/26/15- Motion, D. Prokowiew, Second, G. Bittner as amended

COMMITTEE REPORTS:

Building Reuse Committee- no report

Capital Planning Committee- no report

Agricultural Commission- next meeting November 19

MJTC- next meeting November 18

MRPC- no report

Open Space Ad Hoc Committee- no report

School Building Committee- next meeting November 12

Green Community Task Force (GCTF)- no meetings currently scheduled due to lack of quorum

DEVELOPMENT STATUS REPORTS:

Definitive Subdivision, 50 Elmwood Road- Construction progressing

Tri Town Landing- Interior work continuing

DIRECTOR'S ITEMS:

Bylaw Updates- Board reviewed the second draft of Off-Street Parking Design Standards. Some of the items discussed were, 1) reduction of offsets in the Village Center District (VCD) with the introduction of fencing, but it was noted fencing would take away from the aesthetics, 2) to allow earthen berm screening only in conjunction with shrubbery or trees, and 3) snow storage. A. Burney to revise for next meeting.

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE:

November 16, Special Town Meeting, 7:00 PM, Lunenburg High School

November 23, 1 Main Street Information Meeting for site plan review and 175 Northfield Road Scenic Road Hearing

December 14, 274 Prospect Street Hearing (cont'd), Unitil, 357 Electric Avenue Informational Meeting (District Operations Center relocation from Fitchburg)

December 28

January 11, Highfield Village Continuation

BOARD COMMENT/CONCERNS:

D. Prokowiew opined that architectural design standards for building facade would be a good idea for commercial developments. There was Board discussion of possibly creating architectural design standards for each district.

D. McQuaid opined that a requirement for applicants to provide building elevations should be added into policies and procedures.

ADJOURNMENT: 8:35 PM

Documents used at meeting:

Minutes 9/28/15, Electric Avenue 9/28/15, Prospect Street 9/28/15, 10/26/15

Letter, Blatman, Bobrowski, Mead & Talerman LLC, dated November 4, 2015

Off-Street Parking Design Standards DRAFT 2